

THE ORCHARDS AT JDC RANCH PHASE 3

LOCATED IN THE SOUTHEAST QUARTER SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
FEBRUARY 2025

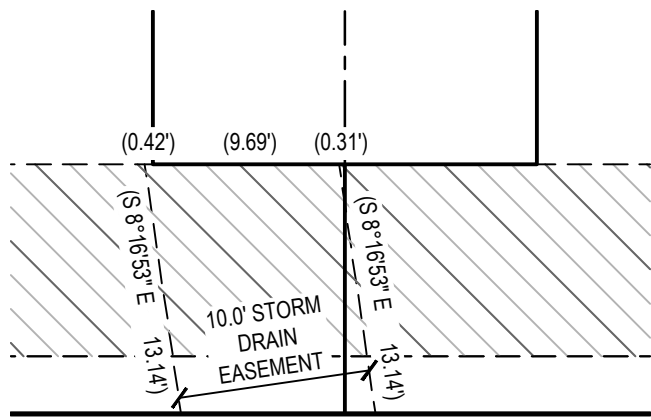
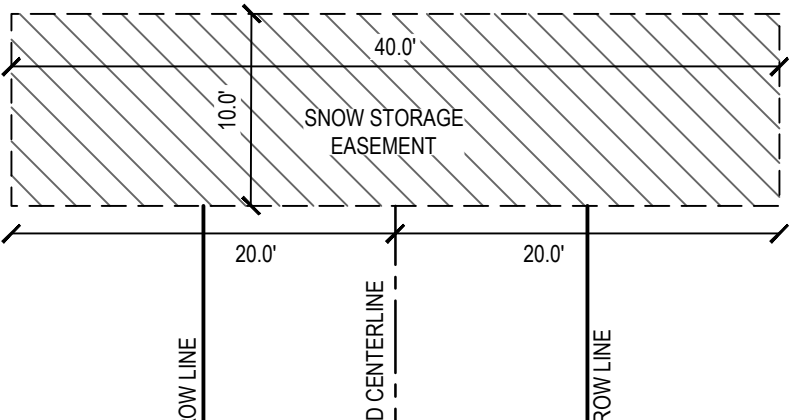
GENERAL NOTES:

- PROPERTY IS WITHIN THE MPODZ OVERLAY ZONE.
PER THE MASTER DEVELOPMENT AGREEMENT DESIGN STANDARDS.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FROM PUBLIC AND PRIVATE RIGHT OF WAY. ALL PRIVATE RIGHTS-OF-WAY ARE A PU&DE.
- OPEN SPACE M IS TO BE DEDICATED TO THE COUNTY. OPEN SPACES J, K, AND L WILL BE DEDICATED TO THEIR RESPECTIVE HOA AT A FUTURE DATE. ALL IN ACCORDANCE WITH THE MASTER DEVELOPMENT AGREEMENT.
- PUBLIC UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- 5/8" x 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT, AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
- THE LOWEST FLOOR ELEVATION WILL NOT BE LOWER THAN ELEVATION 4238 FT. WITH A FOUNDATION DRAIN OR 4239 FT. WITHOUT A DRAIN.
- FOR WEBER BASIN WATER: PERPETUAL EASEMENT GRANTED TO THE UNITED STATES OF AMERICA TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN AN UNDERGROUND PIPELINE OR PIPELINES AND APPURTENANT STRUCTURES, EARTH CUTS OR FILLS, TREES, SHRUBS, AND/OR PERMANENT OR TEMPORARY STRUCTURES OF ANY KIND ARE STRICTLY PROHIBITED WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN PERMISSION FROM THE WEBER BASIN WATER CONSERVATION DISTRICT AND THE UNITED STATES BUREAU OF RECLAMATION. SHRUBS UP TO 7 ARE OKAY.
- RIGHTS TO THE LIMITED COMMON AREAS BELONG TO THE NEAREST ADJACENT TOWNHOME UNIT.
- INTERNET SERVICES EASEMENT. EACH LOT SHALL BE SUBJECT TO AN EASEMENT FOR THE INSTALLATION AND OPERATION OF UTILITY LINES FOR THE PROVISION OF INTERNET OR OTHER COMMUNICATIONS SERVICES TO EACH LOT AND UNIT. IT IS INTENDED THAT THIS UTILITY EASEMENT RIGHT BE CONSTRUED BROADLY, AND SUCH EASEMENT SHALL SPECIFICALLY INCLUDE THE AREAS DIRECTLY UNDERNEATH AND ACROSS THE FOUNDATIONS AND BUILDINGS OF ALL ATTACHED DWELLINGS, AND ACROSS THE EXTERIOR YARD AREAS, SO LONG AS SUCH UTILITY LINES AND EQUIPMENT ARE LOCATED IN A MANNER THAT DOES NOT UNREASONABLY OBSTRUCT THE NORMAL AND REGULAR USE OF THE LOT AND DWELLING. EACH LOT OWNER HEREBY CONSENTS AND AGREES THAT THE DEVELOPER SHALL HAVE THE AUTHORITY TO RECORD AN EASEMENT DOCUMENT AGAINST THEIR LOT IN THE OFFICE OF THE WEBER COUNTY RECORDER TO MEMORIALIZE THE EASEMENT RIGHTS CONTAINED IN THIS SECTION. OWNERS SHALL NOT UNREASONABLY INTERFERE WITH THE INTERNET SERVICES EASEMENT OR THE INTERNET OR COMMUNICATIONS COMPANY'S RIGHTS TO OPERATE AND MAINTAIN INTERNET FACILITIES AND SERVICES.

These notes need to be added to the owners dedication

PROPERTY CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	459.50'	60.85'	7°35'14"	S66°11'30"W	60.80'
PC2	429.00'	60.44'	8°04'19"	S58°13'43"W	60.39'
PC3	470.00'	33.67'	4°06'15"	N27°19'15"W	33.66'
PC4	15.00'	23.56'	90°00'00"	N74°22'22"W	21.21'
PC5	500.00'	162.91'	18°40'05"	S51°17'35"W	162.19'
PC6	230.00'	31.84'	7°55'53"	S45°55'30"W	31.81'
PC7	170.00'	23.53'	7°55'53"	N45°55'30"E	23.51'
PC8	560.00'	182.46'	18°40'05"	N51°17'35"E	181.65'
PC9	15.00'	26.06'	99°33'13"	N10°51'01"E	22.91'
PC10	70.00'	10.03'	8°12'48"	N86°26'00"W	10.03'

PROPERTY LINE TABLE		
LINE	BEARING	LENGTH
PL1	N29°22'22"W	18.92'
PL2	S60°37'38"W	56.77'
PL3	S89°27'36"W	50.10'
PL4	N0°32'24"W	74.28'
PL5	N89°27'36"E	25.00'
PL6	S89°27'36"W	25.60'
PL7	N0°32'24"W	14.50'
PL8	S89°27'36"W	27.50'
PL9	N0°32'24"W	65.50'
PL10	N89°27'36"E	63.50'
PL11	N87°43'27"E	16.51'
PL12	N89°27'36"E	60.00'

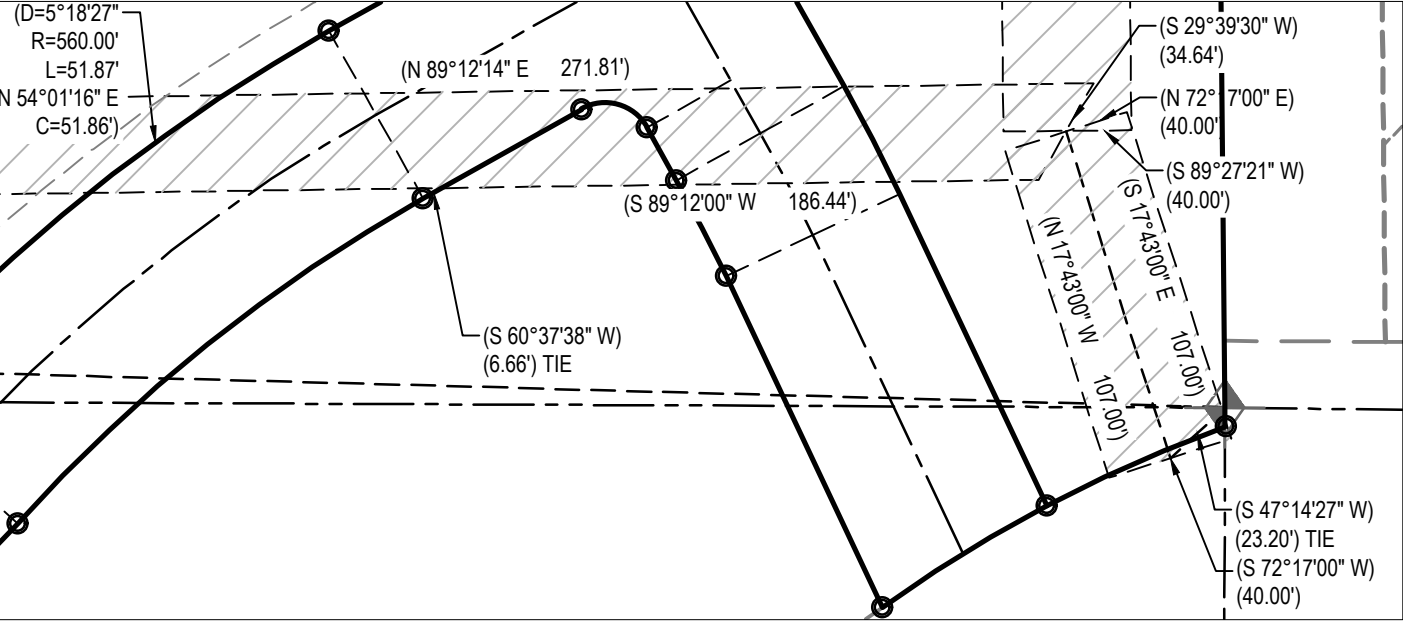


SNOW STORAGE EASEMENT DETAIL

SCALE: NONE

STORM DRAIN EASEMENT

SCALE: 1" = 10'



IRRIGATION EASEMENT DETAIL

SCALE: 1" = 60'



LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.559.6315

SALT LAKE CITY
Phone: 801.253.0529
TOWLE
Phone: 435.843.3550
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2963

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSEE LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR
RECORD OF SURVEY #
WCO-106-1-8(05)19; 10; WCO 45-4-2(c)

COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____

TITLE: _____

COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 20____.

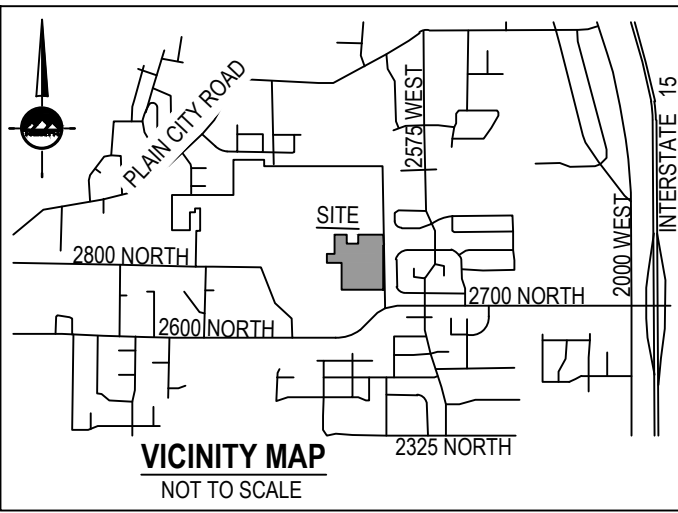
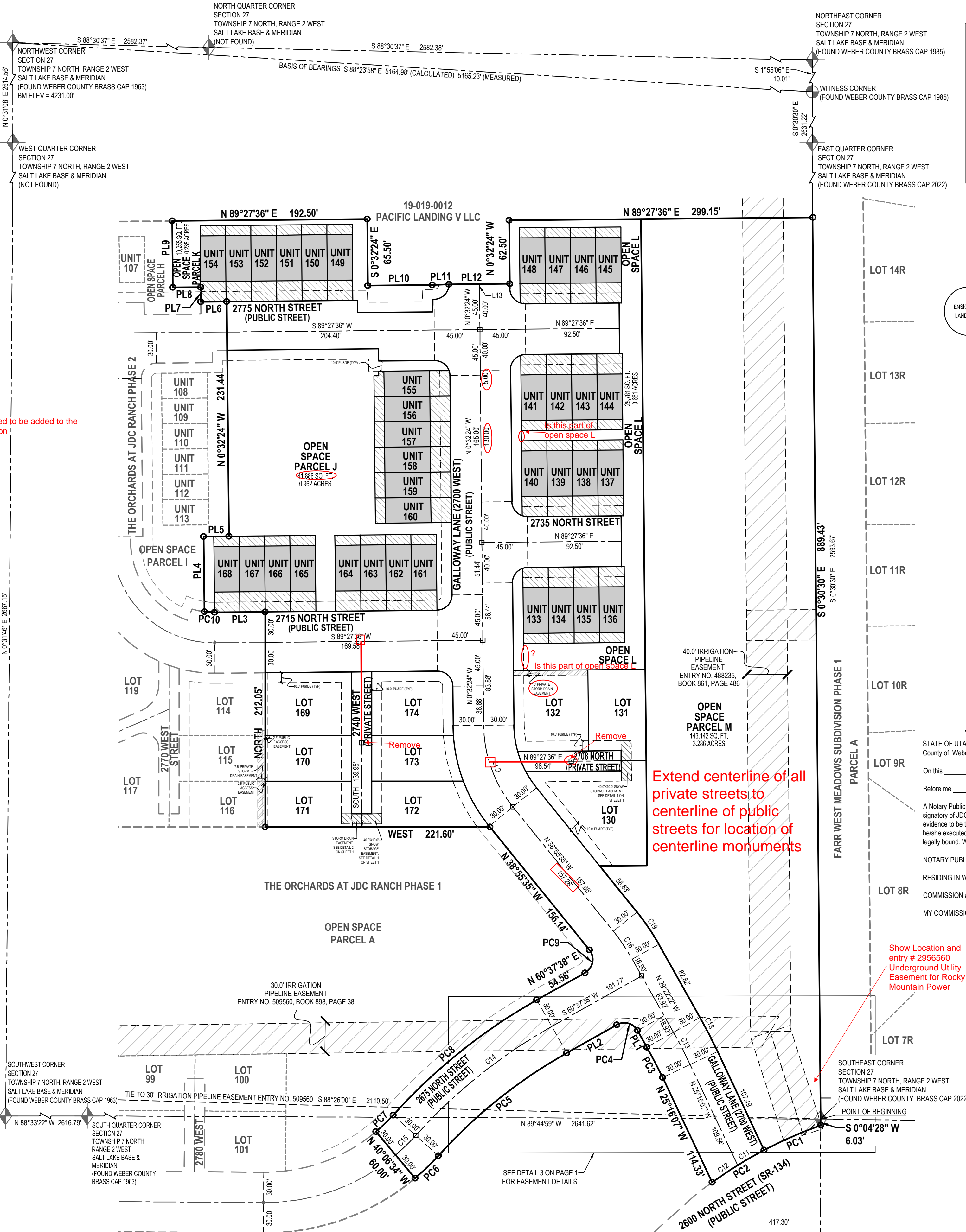
SIGNATURE _____

COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

SIGNATURE _____



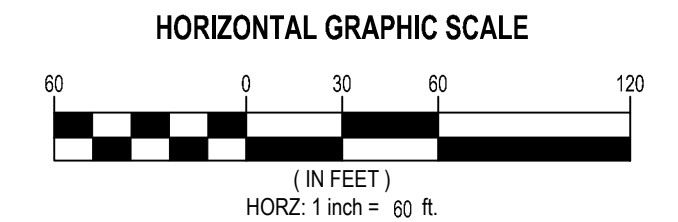
LEGEND

- SECTION CORNER
- WITNESS CORNER
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENVSIG ENG. & LAND SURV."
- SECTION LINE
- EASEMENT TIE LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- ADJACENT CENTERLINE
- RIGHT OF WAY
- ADJACENT RIGHT OF WAY
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT
- TANGENT LINE
- LAND DRAIN EASEMENT
- SNOW STORAGE EASEMENT
- LIMITED COMMON AREA
- PRIVATE STORM DRAIN EASEMENT
- PROPERTY LINE
- MONUMENT
- CENTERLINE
- TANGENT LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- FRONT OF LOT
- REAR OF LOT
- SIDE OF LOT

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.
County of Weber
On this _____ day of _____, 20____.
Before me _____
A Notary Public, personally appeared _____ as the authorized signatory of JDC Community LLC, a Limited Liability Company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this instrument, and duly acknowledged that he/she executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.
NOTARY PUBLIC SIGNATURE _____
RESIDING IN WEBER COUNTY, _____
COMMISSION #: _____
MY COMMISSION EXPIRES _____

Show Location and entry # 2956560
Underground Utility Easement for Rocky Mountain Power
5 ft private storm drain easement needs to be dedicated to correct entry
need to dedicate snow storage easement to Weber County
Need to dedicate 2.5' public access easement along lots 169 to 171 be maintained by lot owners



DEVELOPER
NILSON HOMES
1740 COMBE RD, SUITE 2
SOUTH OGDEN, UTAH 84403
801-392-8100

RECORD OF SURVEY

ROS NO.: _____ S: _____

COUNTY SURVEYOR REVIEWER DATE

COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

THE ORCHARDS AT JDC RANCH PHASE 3

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

ENTRY NO. _____
FEE PAID _____
FILE AND RECORDED _____ DAY
OF _____, 20____.
IN BOOK _____ OF OFFICIAL RECORDS.
PAGE _____
FOR _____
COUNTY RECORDER
DEPUTY: _____

SHEET 1 OF 2

PROJECT NUMBER: 982
MANAGER: T.SHAFFER
DRAWN BY: J.RINDLISBACHER
CHECKED BY: T.WILLIAMS
DATE: 2/12/2025

OWNER'S DEDICATION

We/I, the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots, townhome lots and streets (public and private streets/private rights-of-way) as shown hereon and name said tract.

THE ORCHARDS AT JDC RANCH PHASE 3

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on this plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a home owners association whose membership consists of said owners, their grantees, successors, or assigns. The same to be dedicated as a Public Utility Easement.

Dedicate, grant and convey to Weber County, or its designee, all of Open Space Parcel M to be used as public open space.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the county a perpetual open space right and easement on and over the common areas to guarantee to Weber County that the common areas shall remain open and undeveloped except for approved recreational, parking and open space purposes. Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, and drainage easements with no buildings or structures being erected within such easements.

Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

In witness whereof We/I have here to set our hands(s) this _____ day of _____, A.D., 20____.

















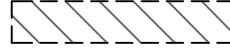

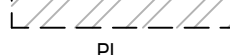
By: DAVID LOWRY
MANAGER
JDC COMMUNITY LLC

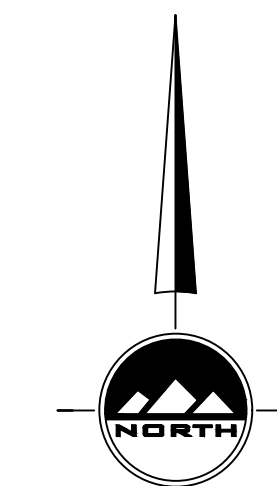
Trent R. Williams, PLS
License no. 8034679

LOCATED IN THE SOUTHEAST QUARTER SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
FEBRUARY 2025

LINE TABLE		
LINE	BEARING	LENGTH
L13	N0°32'24"W	5.00'
L14	N0°32'24"W	5.00'
L15	S89°27'36"W	1.50'
L16	S89°27'36"W	4.50'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C11	429.0'	30.10'	4°01'11"	S60°15'17"W	30.09'
C12	429.0'	30.34'	4°03'08"	S56°13'07"W	30.33'
C13	500.0'	35.82'	4°06'15"	N27°19'15"W	35.81'
C14	530.0'	172.68'	18°40'05"	S51°17'35"W	171.92'
C15	200.0'	27.69'	7°55'53"	S45°53'30"W	27.66'
C16	200.0'	33.35'	9°33'13"	N34°08'59"W	33.31'
C17	130.0'	87.10'	38°23'11"	N19°44'00"W	85.48'
C18	530.0'	37.96'	4°06'15"	N27°19'15"W	37.96'
C19	230.0'	38.35'	9°33'13"	N34°08'59"W	38.31'
C20	100.0'	19.01'	10°53'34"	N33°28'48"W	18.98'
C21	100.0'	10.93'	6°15'52"	N24°54'04"W	10.93'
C22	100.0'	10.53'	6°02'04"	N18°45'06"W	10.53'
C23	100.0'	26.52'	15°11'40"	N8°08'14"E	26.44'
C24	14.95'	18.47'	70°49'28"	N34°43'28"E	17.32'
C25	15.23'	5.10'	19°10'32"	N79°43'28"E	5.07'
C26	15.00'	5.10'	19°28'16"	N80°48'16"E	5.07'
C27	15.00'	18.46'	70°31'44"	N35°48'16"W	17.32'
C28	15.00'	18.46'	70°31'44"	N34°43'28"E	17.32'
C29	15.00'	5.10'	19°28'16"	N79°43'28"E	5.07'
C30	15.00'	5.10'	19°28'16"	N80°48'16"E	5.07'
C31	15.00'	18.46'	70°31'44"	N35°48'16"W	17.32'
C32	15.00'	23.56'	30°00'00"	S44°27'36"W	21.21'
C33	15.00'	18.66'	71°15'38"	S54°54'35"E	17.48'
C34	15.00'	4.91'	18°44'22"	S9°54'35"E	4.88'
C35	15.00'	23.56'	30°00'00"	S44°27'36"W	21.21'
C36	15.00'	23.56'	30°00'00"	S45°32'24"E	21.21'
C37	158.41'	9.92'	3°35'17"	S2°08'02"E	9.92'
C38	158.41'	46.22'	16°43'01"	S12°11'11"E	46.05'
C39	158.41'	51.10'	18°28'55"	S29°53'08"E	50.88'
C40	200.0'	141.39'	40°30'15"	S70°08'34"W	138.46'

- | | |
|---|---|
|  | SECTION CORNER |
|  | PROPOSED STREET MONUMENT |
|  | SET 5/8" REBAR WITH YELLOW PLASTIC CAP,
NAIL STAMPED "ENGIN. & LAND SURV." |
|  | SECTION LINE |
|  | SECTION TIE LINE |
|  | PROPERTY LINE |
|  | ADJACENT PROPERTY LINE |
|  | CENTERLINE |
|  | ADJACENT CENTERLINE |
|  | RIGHT OF WAY |
|  | ADJACENT RIGHT OF WAY |
|  | LOT LINE |
|  | ADJACENT LOT LINE |
|  | EASEMENT |
|  | TANGENT LINE |
|  | LAND DRAIN EASEMENT |
|  | SNOW STORAGE EASEMENT |
|  | LIMITED COMMON AREA |
|  | PRIVATE STORM DRAIN EASEMENT |
| PL | PROPERTY LINE |
| MON | MONUMENT |
| CL | CENTERLINE |
| TAN | TANGENT LINE |
| PUB/DE | PUBLIC UTILITY & DRAINAGE EASEMENT |
| FRONT | FRONT OF LOT |
| REAR | REAR OF LOT |
| SIDE | SIDE OF LOT |



30 0 15 30
(IN FEET)
HORZ: 1 inch = 30 ft.

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH

ENTRY NO. _____

FEE PAID _____

FILE AND RECORDED _____ DAY
OF _____ 20 _____,

IN BOOK _____ OF OFFICIAL RECORDS,

PAGE _____

FOR _____

_____ COUNTY RECORDER

DEPUTY: _____



ENSIGN

LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3550

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

PROJECT NUMBER : 9872
MANAGER : T.SHAFFER
DRAWN BY : J.RINDLISBACHE
CHECKED BY : T.WILLIAMS
DATE : 2/12/2025

SOUTH QUARTER CORNER
SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
(FOUND WEBER COUNTY BRASS CAP 1963)

A house number indicating the street address for each lot within the subdivision shall be assigned by the county surveyor. The house number marked on each lot so as to face the street frontage

SOUTHEAST CORNER
SECTION 2
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
(FOUND WEBER COUNTY BRASS CAP 2023)